

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: February 9, 2012

Time: 7:00 PM

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Steve Petersen, Commissioner
Karen Plummer, Commissioner
Scott Kozak, Commissioner
Joe Coath, Vice Chairperson
Marty O'Donnell, Chairperson

Staff Members: Kevin Kramer, Planner
Jean Emerick, Recording Secretary

Call to Order

Chairperson O'Donnell called the special meeting to order at 7:00 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Patrick Lytle, absent; Scott Kozak, present; Chris Geissler, absent; Vice-Chairperson Joe Coath, present (arrived at 7:05 p.m.); Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

Old Business

None

New Business

ARC 12-02: 115 South Hough St – Final Approval

Applicant: Bachmon 115 S Hough St LLC
115 S Hough St
Barrington, IL 60010

Contractor: Chicago Window Pros
1 Northfield Plaza, Ste 300, Northfield, IL 60093

The petitioner is seeking final approval for alterations to the existing façade which include adding an 84"x86" window on the north side of the front façade on the property located at 115 South Hough Street. The Petitioner proposes to add the window to the façade that is designed to fit the retail character of the block. The property is zoned B-4 Village Center District.

Ms. Ursula Moncau, owner of 115 South Hough, said that she bought building in December 2011. It has been vacant for some time, so to improve it they want to put a window in to make it more uniform with the other buildings on the street. With a window they will be able to attract more retailers.

Chairperson O'Donnell said that the Commission agrees with the window.

Commissioner Petersen said that the drawing does not tell the Commission much; you cannot tell where on the wall the window is.

Ms. Moncau said that they will make it consistent with the shoe repair building in height and width.

Commissioner Petersen said that they should not make it consistent with the shoe repair. He would make the head of the window line up with the head of the doors. Transoms would be fine. He would prefer multiple pieces of glass.

Vice Chairperson Coath arrived at 7:05 pm.

Ms. Moncau said that she felt that a new tenant would like a large window that would showcase what is inside.

Commissioner Petersen said they need to play off their own building.

Mr. Kramer said that the design guidelines in the B-4 discourage the type of window that is on the building now but does not prohibit it.

Commissioner Kozak asked what was there before.

Mr. Kramer said the McCauley Kitchen sign was there before.

Commissioner Kozak said the Commission needs detail. He thinks something more decorative would be nice, but he has no objection to the window.

Vice Chairperson Coath said that in order for the Commission to review it, they need a real drawing, an elevation of the building; he cannot tell what the proportion is. The drawing should be at least a ¼ scale, and they need a simple section of the window.

Ms. Moncau said they have ordered the window already and would like to put it in as soon as possible.

A polling of the Commission concluded that the drawing is not sufficient.

Chairperson O'Donnell suggested that the petitioner consult with an architect.

Commissioner Petersen told the petitioner that they need a scaled elevation and sections.

There was no public in attendance to comment.

A motion was made by Commissioner Plummer seconded by Commissioner Petersen to continue ARC 12-02, 115 S. Hough Street, to the February 23, 2012 Regular Meeting of the ARC.

Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Lytle, absent, Commissioner Kozak, yes; Commissioner Geissler, absent; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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Approval of Minutes

January 26, 2012

Commissioner Plummer made a motion to approve the January 26, 2012 meeting minutes as amended, Commissioner Petersen seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

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Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Petersen to adjourn the meeting at 7:32 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean M. Emerick
Recording Secretary



Chairperson O' Donnell
Architectural Review Commission

Approval Date: March 22, 2012